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Conservation and Open Space Elements of the General Plan



Stanton, Ca.

STANTON - The "Crossroads
of Vacationland"?

CONSERVATION AND OPEN SPACE
ELEMENTS OF THE GENERAL PLAN

Prepared for: City of Stanton, California

Prepared by: Linn, Leonard, Bess, Hall,
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Fullerton, California 92632



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ACKNOWLEDGEMENTS

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Alicita Lewis

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3261 North Harbor Boulevard • Suite D • Fullerton, California 92635 • (714) 870-9412

December 18, 1972

Mrs. Alicita Lewis, Mayor
City of Stanton
7800 Katella Boulevard
Stanton, CA

SUBJECT: Letter of Transmittal

Dear Mayor Lewis:

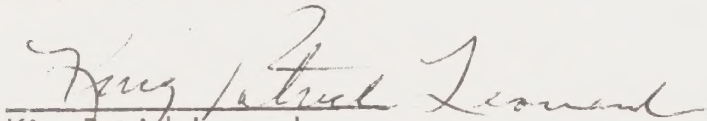
This report, as adopted by the City Council on November 27, 1972, represents the completion of our contract requirements with the City of Stanton for preparation of the Conservation and Open Space Elements of the City's General Plan program.

We wish to thank you, the members of the City Council, the Citizens Committee, Planning Commission and Parks and Recreation Commission for your encouragement and assistance during the time that we have spent working with you.

The Staff was most courteous and helpful to us, which made our task an enjoyable one.

In the text of the report, we suggest that Stanton become a "place," rather than a "crossroads." As a concluding remark, I wish to leave all of you with the very personal wish that this will happen--and that we will have had some small part in its happening.

Very truly yours,



King Patrick Leonard
Principal Partner in Charge

KPL:kr

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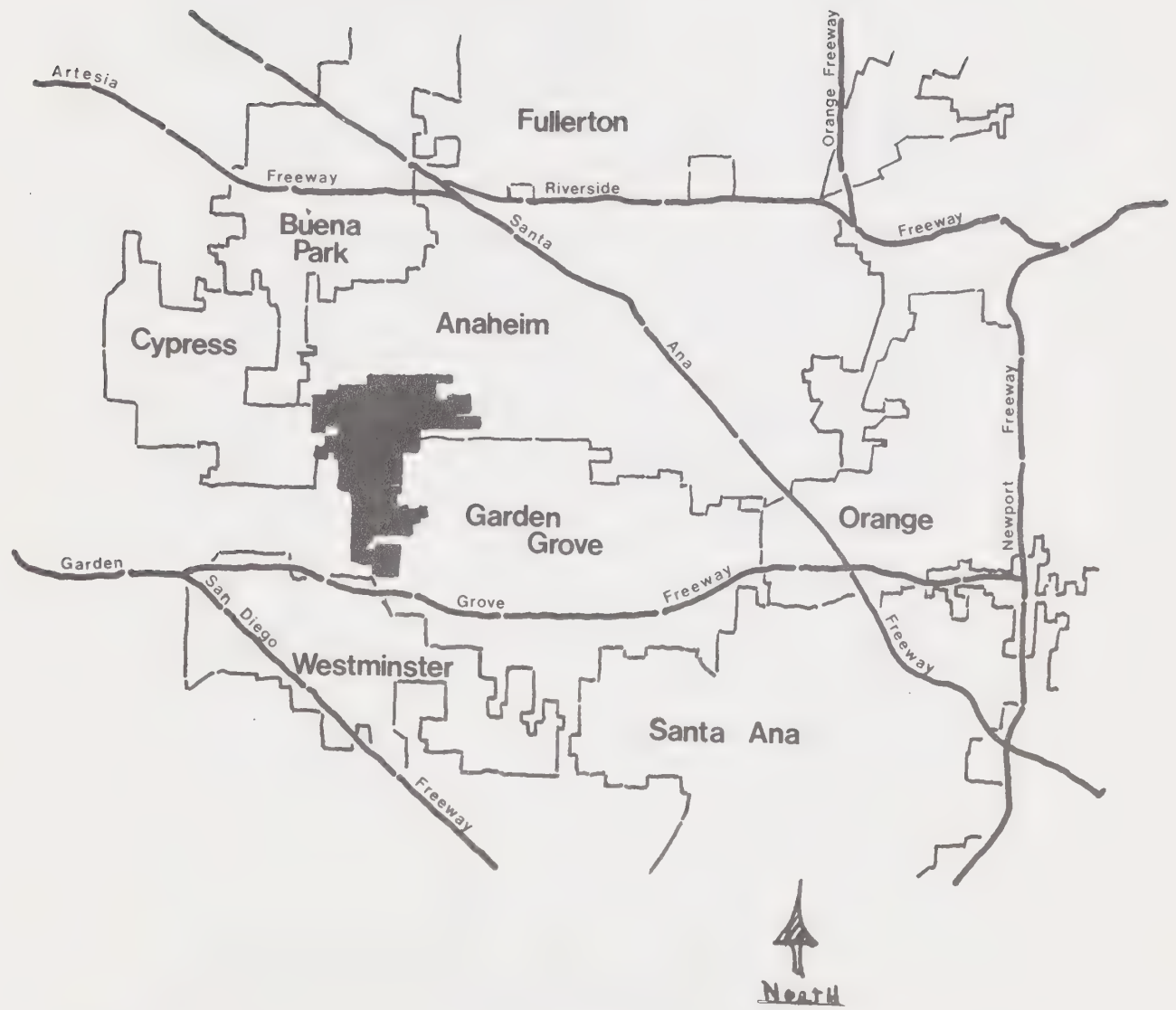
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INTRODUCTION

Planners have traditionally looked for community indices, such as neighborhoods, community parks versus neighborhood parks (as if there were definitely a difference between the kinds of people activities that would occur on that particular piece of property) or "zone integrity." In Stanton, we first searched to see if these traditional terms were applicable. Could citizens really identify neighborhoods? Did the neighborhoods correspond to census tracts? We asked the Citizens Committee to actually delineate for us, on a city map, what they considered to be the neighborhoods of Stanton. We found that the "neighborhoods" of Stanton could only be delineated for basically negative reasons, e.g., highways or easements prevented people from going from one place to another, or children would not use a park because they had to pass through a socially unacceptable area. They did not show enthusiasm over the fact that they lived in a unique, convenient area with a sense of belonging. Our initial research efforts began with typical activities that would theoretically be undertaken in such a project as an "open space element," but it soon became apparent that we would have to move as quickly as possible into an implementation strategy. It also became apparent that we would have to take advantage of whatever kinds of open space that we could find in Stanton, since the city was already going through a second cycle of urbanization, typical of western Orange County.

In addition, the city had already made considerable investment in the civic center, which has a high level of visibility as an urban focal point and community identification feature. The city is shaped in the form of a T, with the adjacent cities of Garden Grove, Anaheim, and unincorporated areas penetrating the T in numerous places. The T is approximately 2.9 miles in length and 2.5 miles in width, with the vertical portion of the T running in a northerly direction from the bottom to the top. The intersection of Beach and Katella Boulevards is generally considered to be the "center" of the city. The city appears to have a very definite form when seen on a map, but the form is not apparent at eye level. An unusual feature of the city is the numerous number of barren easements crisscrossing the city. They represent problems, as well as opportunities, and the Open Space Element attempts to capitalize on the opportunities presented by these easements.

Conservation to Stanton, must of necessity, be defined differently than for other cities just as open space is defined differently. Conservation in Stanton implies the conservation of social and aesthetic values and is implemented via the open space, community design, recreation and scenic highways portion of the general plan program.



STANTON AND SURROUNDING CITIES

RECOMMENDATIONS

CONSERVATION POLICY RECOMMENDATIONS

1. THAT CONSERVATION FOR STANTON BE DEFINED AS THE MAINTENANCE OR ENHANCEMENT OF NEIGHBORHOOD AND COMMUNITY VALUES BY IDENTIFYING PRIORITY AREAS FOR BEAUTIFICATION AND ESTABLISHING A PROGRAM FOR MAINTAINING OR UPGRADING COMMUNITY FACILITIES AND SERVICES AS THEY RELATE TO THE CHANGING NEEDS OF THE COMMUNITY.
2. THAT UNDER THE CONSERVATION ELEMENT AN ONGOING REVIEW PROCESS BE ESTABLISHED TO EVALUATE THE IMPACT OF ALL LAND USE CHANGES ON THE EXISTING OPEN SPACE AND RECREATION RESOURCES IDENTIFIED IN THE INVENTORY SECTION OF THIS REPORT. THIS REVIEW FUNCTION COULD BE PERFORMED BY THE PLANNING COMMISSION OR BY AN APPOINTED BODY. FOR THIS BODY TO FUNCTION POSITIVELY, A REVIEW PROCEDURE MUST BE DESIGNED AND REVIEW CRITERIA ESTABLISHED, BOTH OF WHICH ARE REQUIRED TO CARRY OUT A PRACTICAL IMPACT EVALUATION PROCESS.

THE IMPACT REVIEW PROCESS WOULD BE USED TO EVALUATE THE FOLLOWING:

- . REVIEW CHANGES OF USE OF THE VARIOUS RIGHTS-OF-WAY LANDS, INCLUDING POWER-LINE, FLOOD CONTROL AND RAILROAD RIGHTS-OF-WAY
- . REVIEW ZONING CHANGES
- . REVIEW MODIFICATIONS OF COMMUNITY OPEN SPACE AND RECREATION FACILITIES AND SERVICES
- . REVIEW ZONE CHANGES AS THEY RELATE TO THE OPEN SPACE ZONING ORDINANCE (SEE "OPEN SPACE POLICY RECOMMENDATIONS")

3. THAT THE CITY CONTINUE TO ACTIVELY ENCOURAGE PRIVATE CITIZEN PARTICIPATION IN PROVIDING SCENIC RELIEF ALONG COMMUNITY STREETS AND HIGHWAYS.
4. THAT THE CITY, THROUGH THE OPEN SPACE ZONING ORDINANCE AND THE SUBDIVISION ORDINANCE, ENCOURAGE THE DEVELOPMENT AND MAINTENANCE OF PRIVATE OPEN SPACE AND RECREATION FACILITIES.

OPEN SPACE POLICY RECOMMENDATIONS

1. THAT THE JOINT USE OF SELECTED PUBLIC OPEN SPACE RESOURCES SUCH AS SCHOOLS AND WATER COMPANY LANDS BE ACTIVELY PURSUED.
2. THAT THE CITY TAKE ADVANTAGE OF ANY OPPORTUNITY TO NEGOTIATE IN THE LEASE OR USE PRIVILEGES OF RIGHT-OF-WAY LANDS, PARTICULARLY THOSE LANDS LOCATED IN A HIGH PRIORITY OPEN SPACE NEED AREA.
3. THAT THE CITY DEVELOP WHERE POSSIBLE AND APPROPRIATE, CUL-DE-SACS AND DEAD-END STREETS THAT ARE NOT USED FOR TRANSPORTATION AS NEIGHBORHOOD PLAY AREAS, BICYCLE REST STOPS, OR LANDSCAPE RELIEF AREAS.
4. THAT A FACILITY OF COMMUNITY-WIDE PROPORTIONS BE DEVELOPED AT THE LOCATION OF THE CITY HALL CENTER. THIS PARK AND RECREATION FACILITY SHOULD CONTAIN SUFFICIENT ACREAGE TO ACCOMMODATE FIELD GAMES, GROUP PICNIC, OUTDOOR MEETING AND DISPLAY AREAS, STANTON DAY ACTIVITIES, SPECIALIZED GAME AREAS AND CRAFTS FACILITIES.
5. THAT LINKAGES BE ENCOURAGED WHEREVER APPROPRIATE AND POSSIBLE BETWEEN TWO SMALLER FACILITIES AS MEANS OF MULTIPLYING THE EFFECTIVENESS OF EACH FACILITY. THIS COULD INCLUDE BRIDGES, TRAILS, BICYCLE RIGHTS-OF-WAYS OR LANES WITHIN EXISTING STREETS.
6. THAT CORRIDORS BE DEVELOPED BETWEEN OPEN SPACE AREAS HAVING COMMUNITY RECREATION AND PARK FACILITIES ALONG RIGHTS-OF-WAYS AS A MEANS OF BOTH EXTENDING THE USEFULNESS OF THESE FACILITIES TO A LARGER COMMUNITY AND INCREASING THE EFFECTIVENESS OF THE VERY SMALL AND ISOLATED PARKS THAT DO EXIST.

DEVELOPMENT RECOMMENDATIONS

AS A MEANS OF PROVIDING FOCUS FOR THE IMPLEMENTATION OF THE CONSERVATION AND OPEN SPACE ELEMENT, A FOUR-PHASE WORK-ABLE PROGRAM IS RECOMMENDED. EACH PHASE BUILDS ON WHAT WAS ESTABLISHED BY THE PREVIOUS PHASE; THE FIRST IS DESIGNED TO STIMULATE COMMUNITY INTEREST, AT THE SAME TIME PROVIDE A FACILITY OF SUFFICIENT SIZE TO SATISFY THE NEED OF A COMMUNITY PARK. THE NEXT THREE PHASES BUILD ON THE CITY CENTER COMMUNITY PARK, BY REACHING OUT INTO THE SURROUNDING NEIGHBORHOODS THROUGH CORRIDORS AND SMALLER OPEN SPACE LANDS.

SETTING

An Open Space and Conservation Element for Stanton must reflect the values held by the community leaders and citizens alike. Perhaps this report should begin with a description of Stanton--its problems and opportunities. Secondly, a definition of the words "open space" and "conservation" are needed that do not simply reflect the letter of the laws that require the city to prepare an Open Space and Conservation Element, but also reflect the description of the city itself.

HISTORY

Stanton is unique. It does not simply have a past, but it also has a history; something that many California cities cannot claim. Pieces of that history are still visible. At one time, Stanton was a major switching station for Pacific Electric cars that crisscrossed the Southern California landscape. Agriculture was a major source of income for many of the area residents. Many have retired after having worked hard to pay for their homes and educate their youngsters. They now form the nucleus of the Mexican-American population of Stanton and live in what now would be called the center of the city, had Orange County not grown and enclosed the city in the larger metropolis of western Orange County. For many of the older residents of Stanton, "open space" is gone.

For many younger residents of Stanton, "open space" means going to the beach and possibly having to search for a parking space. Stanton is close to regional open spaces, such as the beach, Knotts Berry Farm, Disneyland, and an excellent system of county regional parks. "Open Space" and "Conservation" are changing values.

DEFINITIONS

Open space for Stanton is specifically considered to be those areas where community values can be enhanced or maintained through the provision of useable park and recreation facilities and services.

Conservation for Stanton is specifically considered to be those underlying values that are held by citizens and decision makers, that lend themselves to incorporation into a workable program for beautification, development of civic pride, support for existing and potential urban uses of an already urbanized landscape; and the wise management of the environment for enhancing social and community values, particularly as expressed in the open space and conservation element of the general plan of the City of Stanton.

SUMMARY

In essence, then, this report recognized the quality of the environment and social needs, as the foundation for developing both the open space and conservation elements of the Stanton General Plan.

1

Problem Definition



Open Space Goals
Open Space Inventory



Citizen Involvement
Policy Resolution

2

Technical Analysis



Data Analysis
Neighborhood Studies
Possible Futures
Stanton Concepts



Policy Resolution

3

Program Development
Strategies



Priority Criteria
Policy Recommendations
Design Recommendations
Cost Analysis



Adoption Of Policy
Adoption Of Programs

STUDY PROCESS FOR THE CONSERVATION & OPEN SPACE ELEMENTS FOR STANTON, CA.

OPEN SPACE AND CONSERVATION GOALS

The Planning Commission and Citizens Advisory Committee reached agreement on the concept of an open space and conservation program.

Concept recommendations include the following goals:

1. ATTEMPT TO ENLARGE SERVICE AREAS OF NEIGHBORHOOD PARKS WHERE BARRIERS PROHIBIT ACCESS

Corollary:

Rail lines, channels, major arterial highways, large blocks of industrial or commercial land, and fenced properties all have a tendency to limit service areas of neighborhood parks. Where feasible, the city should provide bridges and access between areas having little access to parks and open space, and areas having an abundance of recreation amenities.

2. RAILROAD RIGHTS-OF-WAY, CHANNELS AND EASEMENTS SHOULD BE UTILIZED FOR RECREATION PURPOSES

Corollary:

In many cases, easements have already been leased by businesses or the city. These rights-of-way or linear elements within the city's land use pattern could be utilized to connect recreation areas, or could act as bicycle paths, hiking trails, and emergency access. Access allows recreation areas to function better.

3. EACH OF THE NEIGHBORHOODS IDENTIFIED WITHIN STANTON HAVE SPECIFIC SOCIAL AND ECONOMIC BARRIERS THAT MUST BE OVERCOME IN ORDER TO INSURE ADEQUATE RECREATION OPPORTUNITY TO THE GREATEST NUMBER OF PEOPLE POSSIBLE.

Corollary:

Age, income and social characteristics within each neighborhood will, to a considerable degree, determine

needs for open space/recreation land, recreation services, and maintenance. Planned unit developments (P.U.D.'s) are being designed with recreation and open space amenities which take some of the burden off the city for meeting community needs. Senior citizens concentrated within specific areas may require more services and facilities than open space. Low and moderate income areas within the city must, of necessity, depend upon public facilities rather than private facilities.

4. MULTIPLE USE OF OPEN SPACE IS ENCOURAGED TO THE GREATEST DEGREE POSSIBLE. GOVERNMENT AGENCIES AND INSTITUTIONS SHOULD SHARE FACILITIES AND OPEN SPACE WHERE PRACTICABLE.

Corollary:

Stanton has already started to utilize other sources of land for recreation, such as water company sites and power line rights-of-way. As the city becomes more intensely developed, it will become even more urgent that joint use of open spaces be encouraged.

5. THE CIVIC CENTER COMPLEX REPRESENTS THE MOST SIGNIFICANT INVESTMENT THAT STANTON HAS MADE TOWARD THE DEVELOPMENT OF A COMMUNITY CENTER. THIS INVESTMENT SHOULD REMAIN AS A FIRST PRIORITY FOR DEVELOPMENT AS AN OPEN SPACE RESOURCE AND THE URBAN FOCAL POINT OF THE COMMUNITY.

Corollary:

Constant pressure will be exerted upon this valuable open space resource, due to the continuing need for expansion of city services and facilities, such as police, fire, water and social services.

Since no city parks within Stanton meet national park standards for size, it is imperative that the civic center park and open space area be protected.

This major focal point of Stanton should have a strong influence upon the character of the city as a key element in an urban design concept.

6. CONSERVATION, AS DEFINED FOR STANTON, SHOULD INCLUDE THE PRESERVATION OF NEIGHBORHOOD AND COMMUNITY VALUES

Corollary:

An open space zoning ordinance should act as a tool for preservation of values, along with the continuing review of city programs by a duly constituted citizen "watch dog" committee.

7. A STRONG STREET TREE PROGRAM SHOULD PROVIDE THE BASIS FOR THE URBAN DESIGN CONCEPT AND PROGRAM OF THE CITY OF STANTON

Corollary:

Street trees, if properly selected and cared for, can provide the visual connections along major thoroughfares that will give the City of Stanton a "character" and distinction all its own. Stanton should become a "place," rather than a "crossroads."

OPEN SPACE/CONSERVATION PROGRAM FOR STANTON

PROGRAM DEFINITION

An open space program in an older, fully urbanized area consists of maximizing the utility of the public space and uncommitted lands that still exist.

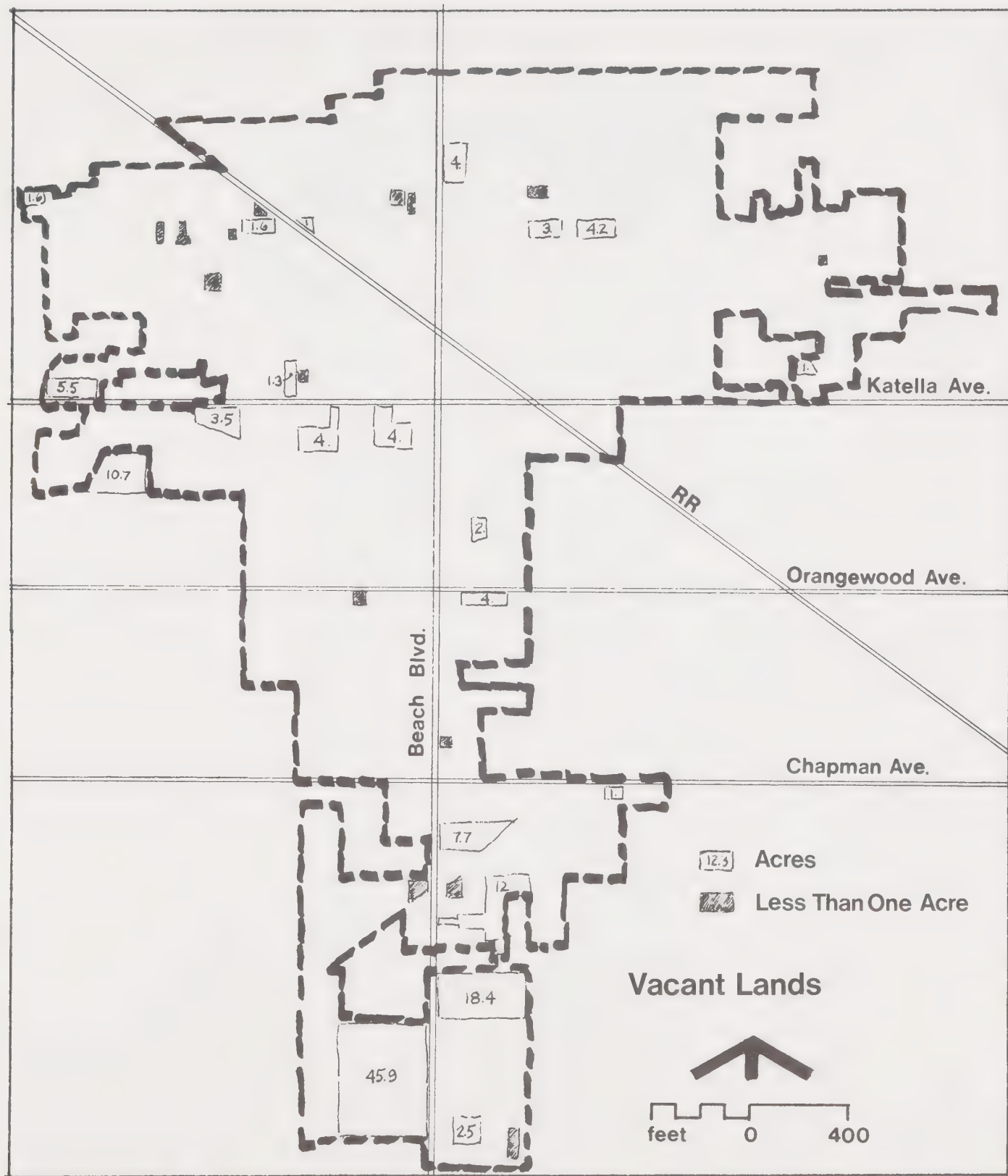
INVENTORY OF VACANT LANDS IN THE CITY OF STANTON

Spaces	Vacant lands privately owned - 34 parcels, 140 acres
	Schools within Stanton - 5 elementary schools with a total of 12 acres open
	Schools adjacent to Stanton - 5 elementary schools with a total of 26 acres open, 1 intermediate school, 2 high schools
	Utility easements, Southern California Edison - 81.13 acres; Southern California Water Company - 5 parcels - 3.91 acres
Paths	Orange County Flood Control District - 4,400 feet of channel, with 20 feet of right of way; 7,600 feet of channel, with 12 feet of right of way
	Pacific Electric Railroad - 11,400 feet, with 40 feet of clean right of way

The preceding inventory indicates a fairly large quantity of open space exists in largely unrecognizable form, even in a fairly urbanized area such as Stanton. Clearly the entire amount cannot be acquired by the community and developed as recreational open space. Much of the land is inappropriately located away from population centers or easy access or priced beyond fiscally feasible acquisition.

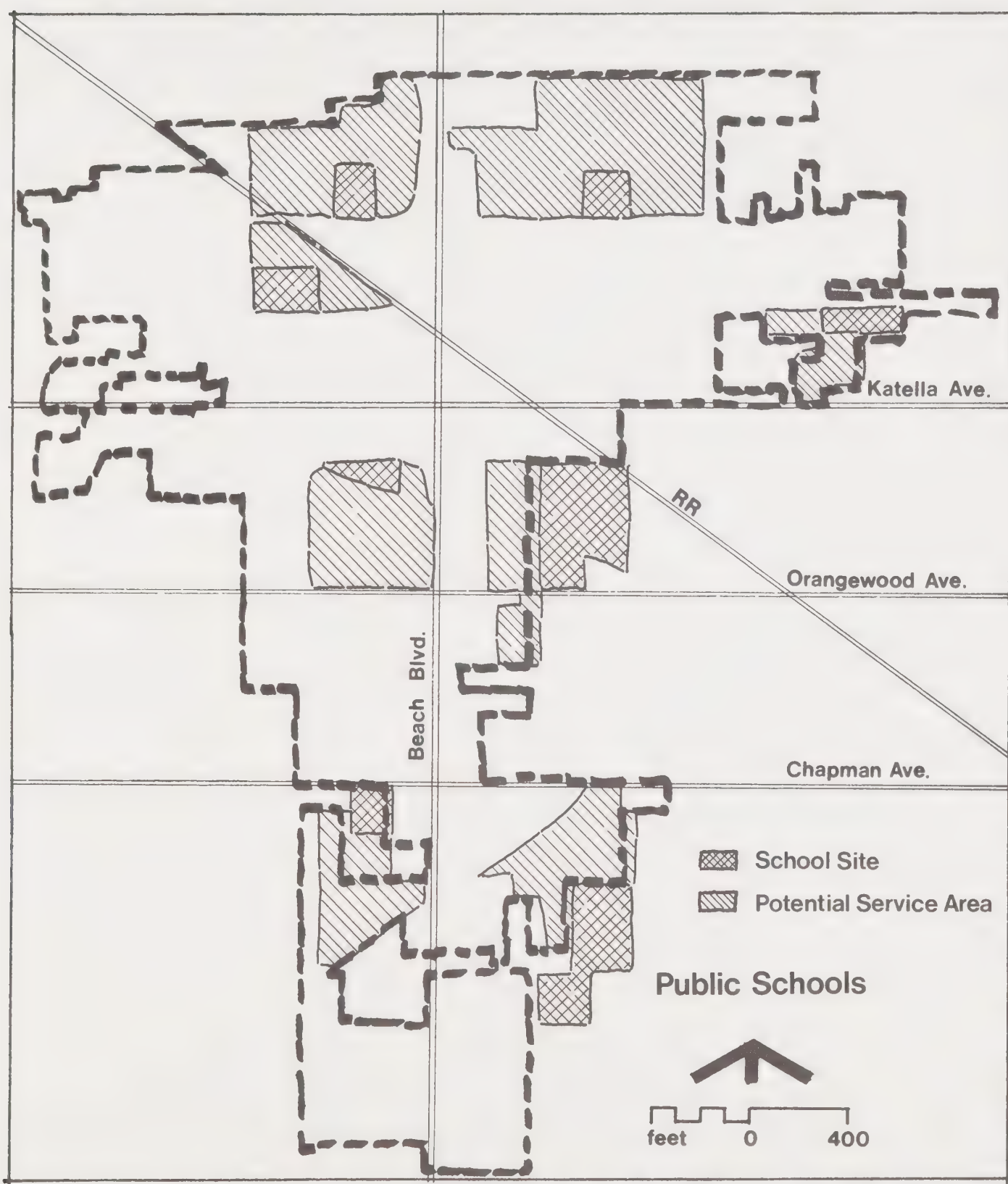
CRITERIA FOR SELECTION OF OPEN SPACE

What portions of this land should be developed as permanent inventory of open space for the community?

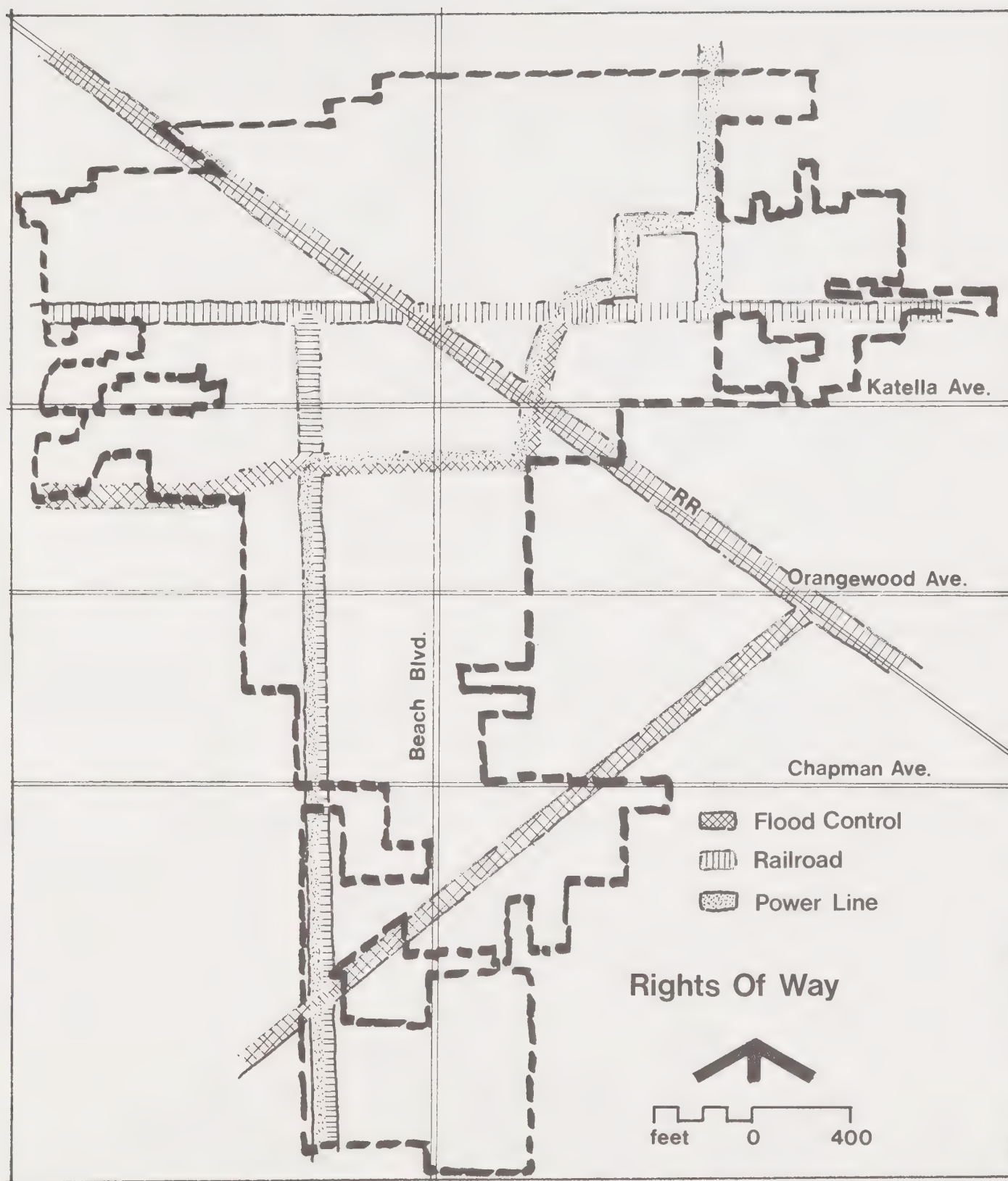


City of Stanton

Conservation and Open Space



City of Stanton



Conservation and Open Space

City of Stanton

The following criteria are suggested, based on the goals adopted by the Citizens Advisory Council:

1. Proximity to residential areas presently lacking open space or recreational sites
2. Accessible to residential areas
3. Proximity or association with landmarks or points of importance in the City
4. Availability for circulation separate from automobile circulation
5. Availability for use in active and passive recreation

Within the above criteria and in conjunction with the adopted goals, a four-phase program of open space acquisition and development is suggested.

AN ANALYSIS OF OPEN SPACE RESOURCES AND

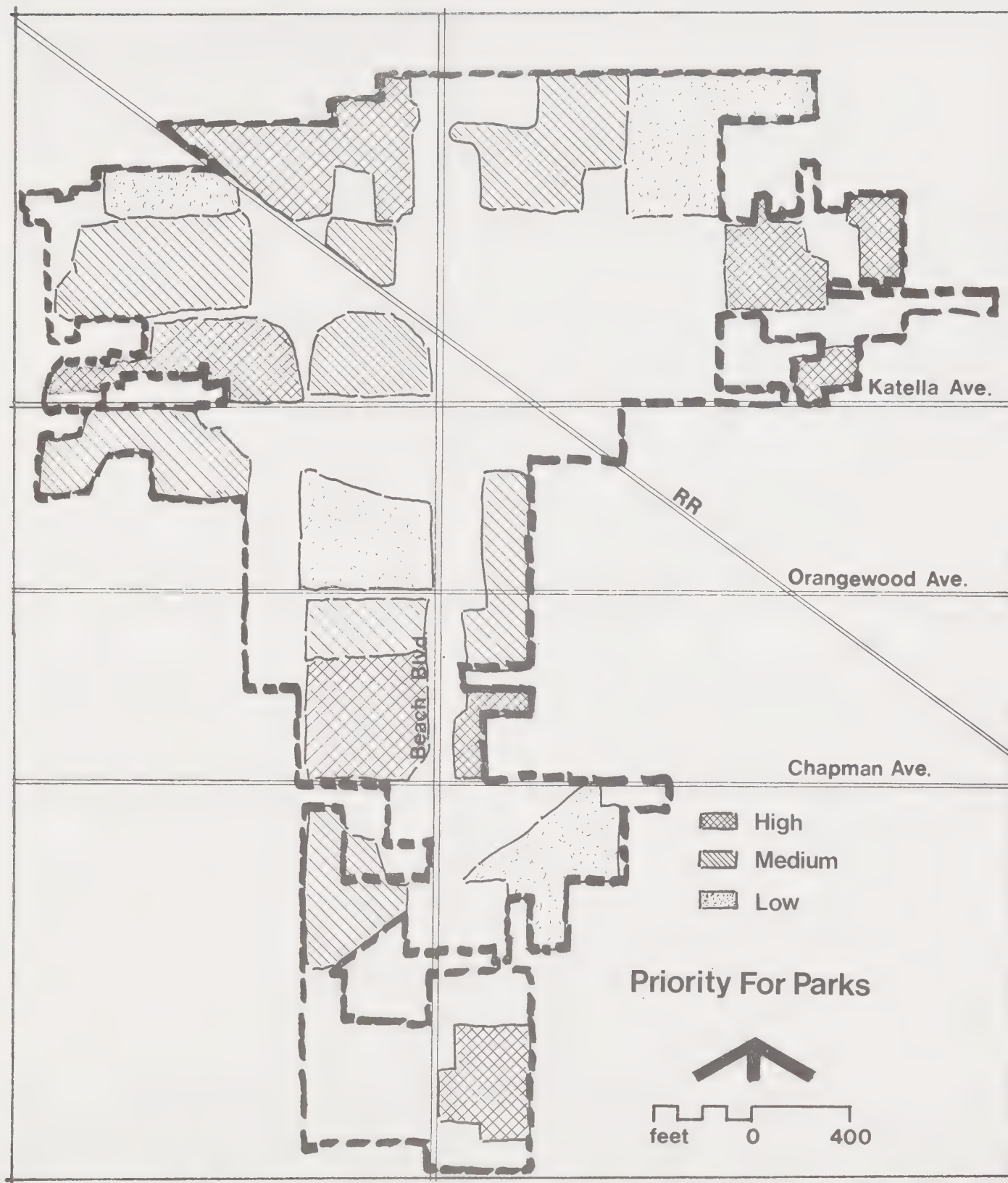
A DESCRIPTION OF POSSIBLE FUTURES

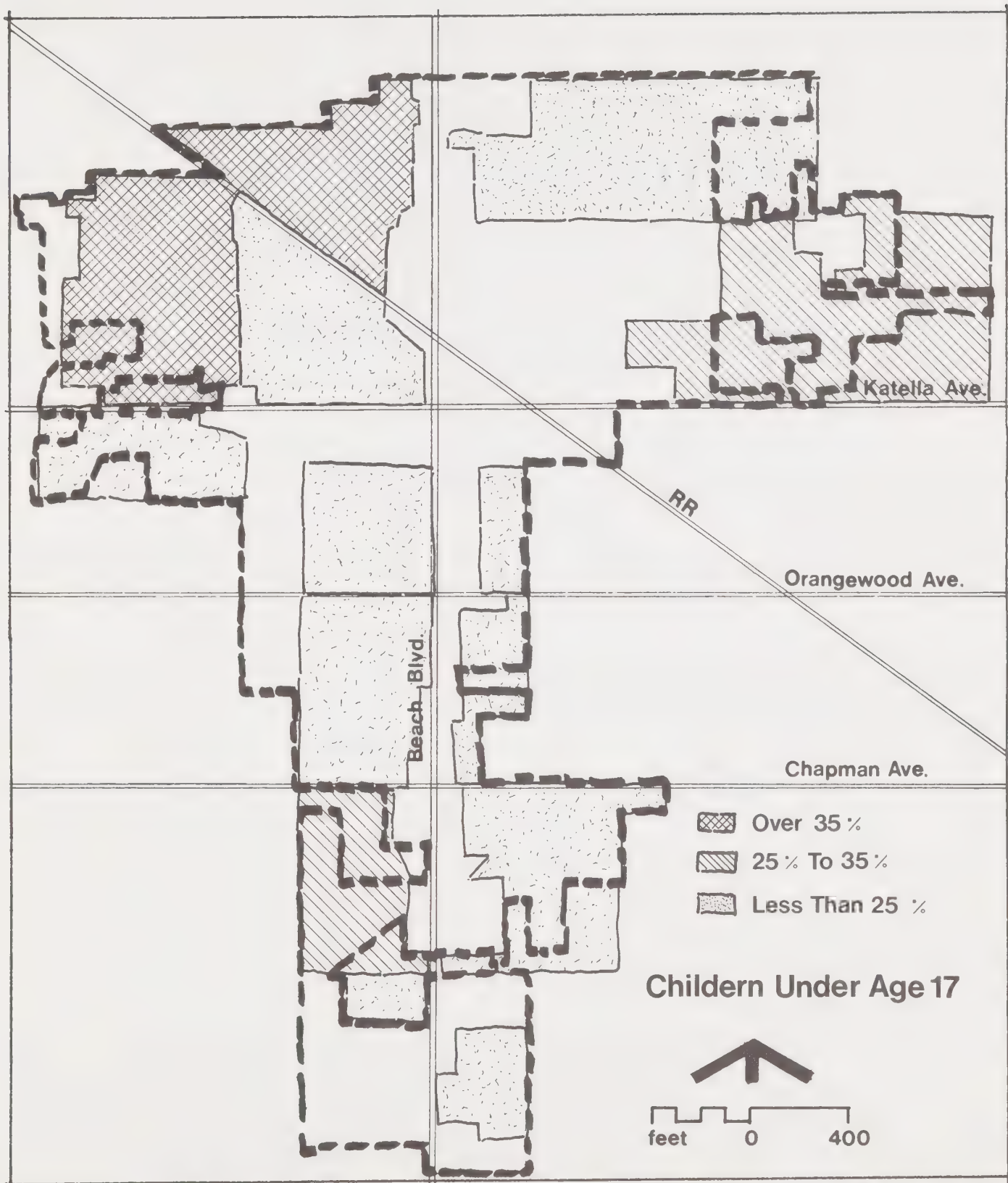
The geographic area considered in this plan covers approximately 1,920 acres of generally flat, level land, a portion of which has been annexed to the city since 1964. The Conservation and Open Space Elements are amendments to the City of Stanton General Plan of 1964. These two elements are concerned with the physical character of the city as a whole--the image of the city--the maintenance and enhancement of community values, and policy for developing a more positive physical relationship between the people living in Stanton and their environment.

The major focus of the Conservation and Open Space Element study efforts was to identify the positive attributes of the city, to enhance and conserve those attributes and to improve the living and working environments where it is less than satisfactory. The two elements are in essence a statement of direction; an implemental program for achieving a quality of life based on the capitalizing of whatever open space resources that are, or become, available.

To this end, that of developing an implemental quality of living program, an inventory of the city's open space resources was made. Open space resources identified including the following:

- existing parks
- vacant lands not covered with structure
- public rights-of-way, flood control channels, power lines
- public and institutional lands
- school sites
- water company lands
- streets and cul-de-sacs
- railroad rights-of-way or linear open spaces





City of Stanton

Conservation and Open Space

SURVEY OF OPEN SPACE RESOURCES

EXISTING CITY PARKS

The City of Stanton presently has five public parks totalling 6.0 acres. The number of acres available per 1,000 citizens equals 0.30 acres.

$$\frac{6.0 \text{ acres}}{18,186} = 0.30 \text{ acres per 1,000 population}^*$$

Publicly owned open space in Stanton is limited, given the perspective of the Southern California Region and Orange County open space standards. Existing city parks include:

1. Stanton Park: 2 1/3 developed areas under Edison right-of-way. Property is under a 10-year lease and has picnic shelters and a few items of playground equipment. There are no public restrooms or water on this facility.
2. Premier Park: Approximately 2/3 acre. Contains picnic shelter, a few items of playground equipment and a drinking fountain.
3. Date Street Park: 1/4 acre. Contains basketball court and swing set.
4. Cerritos-Lola Park: Now under development. Will be about 2 3/4 acres under Edison right of way. This is also under a 10-year lease.
5. Community Hall: Located behind City Hall, this facility is a converted skating rink, and it is used by the Recreation Department and community organizations for special events.

VACANT LANDS

Unlike publicly owned lands, private open spaces may not always be considered as permanent unless standards are enforced and maintained. The amount of open land remaining within the city boundaries has diminished significantly since the 1964 General Plan was prepared. The actual amount of land without structures on it represents only 7 percent of the total city area. Most of these lands are under private ownership, principally in small parcels of less than one acre to just a few acres. Uses being made of these open lands primarily fall into two categories: agricultural (cultivated or uncultivated) and vacant.

* 1970 Federal Census

The vacant lands survey did not reveal biologically unique or representative plant or animal species, nor were there any natural areas or outstanding topographic features or exposures of geologically significant outcroppings. The lands did, however, fall into neighborhoods where no such facilities exist or are readily accessible. Given the budgetary constraints that the city is working under, vacant lands do not hold a high priority in terms of utilization. They do, however, have potential as an open space resource in the future should budgetary constraints lessen, making public purchase feasible.

SCHOOL SITES

School sites in the vicinity of Stanton are strategically located in many of the city's neighborhoods. Considerable useable open space is contained within the school facilities in the form of playfields, specialized recreational use areas and underdeveloped land. Providing the opportunity of their use to the greater public would enhance the open space inventory of the community, particularly if selected school sites were open during the high demand hours for recreation outside of normal school operations.

A survey of school sites shows that the following situation exists with respect to schools in the vicinity of Stanton:

- . Schools within Stanton - five elementary schools with a total of 12 acres open
- . Schools adjacent to Stanton - five elementary schools with a total of 26 acres open (grades K-6); 1 intermediate school (grades 7-9); 2 high schools (grades 10-12).

The usefulness of school sites as a recreation resource, given the shortage of useable facilities at present, would significantly improve the open space picture where it is less than satisfactory. Joint use of school facilities or vacant school lands is a concept that if realized would reduce the burden on the city to rely on land acquisition as a method to meet its open space objectives; would help facilitate supplying needed recreation open space in neighborhoods lacking facilities; and help reinforce the sense of community in areas having little or no access to convenient community facilities.

SOUTHERN CALIFORNIA WATER COMPANY

Open space does not necessarily mean large tracts of open and undeveloped lands. In fact, the term open space is a highly general, non-specific term that encompasses all lands that, because of their strategic location and capability of meeting the needs of the surrounding community, can be very small in size.

There exist in Stanton two small parcels of land, each the size of a residential lot owned by the Southern California Water Company. These parcels are each less than 10,000 square feet, but are strategically located in neighborhoods very poor in useable open space opportunities. Although small in size, the sites are highly accessible to the neighboring residents and would offer possibilities of a small play area, court games, or simple visual relief from the developed nature of the neighborhood.

Landscape development of these sites would have an additional impact on the neighborhoods by improving the appearance of what is now unimproved land.

STREETS AND CUL-DE-SACS

Approximately 25 percent of the total land area of Stanton is in streets and sidewalks. The streets have considerable impact on the character or quality of the environment for the city, significantly contributing to the overall appearance of individual neighborhoods and the total community.

These street lands, although already committed to specific circulation activities, have, and can become, a more positive contribution to the overall appearance of the total community through increased street tree development, parking lot landscape treatment, improved street furniture design and general upgrading of signs, property fences, and structures.

In addition to implementing a general upgrading of city streets and adjoining facilities, there exists another opportunity for making positive contributions of open space utilizing the streets as a resource. Along the western city boundary of Stanton, adjacent to the railroad right of way, several cul-de-sacs and dead-end streets exist. These small bits of land are presently in disuse or non-functioning condition, out of the path of traffic. Although small, a potential exists whereby these paved areas could be easily blocked off and converted into small play areas or multi-purpose use areas for neighborhood activities. Trees could be planted to provide needed shade areas for children to play in during the summer months. These areas could also be developed as rest points for a future country-wide trail system that could be realized, using the Flood Control and railroad rights-of-way running north and south between Stanton and Garden Grove.

PUBLIC AND INSTITUTIONAL OPEN LANDS

Perhaps the single most significant open space resource within the city boundaries of Stanton is land currently owned but not yet developed by the city. There is one parcel of particular importance, that being the City Hall site, which is strategically located in the heart of the city. The importance of this site goes far beyond its locational advantage. As useable open space,

these few acres together with the already developed Southern California Edison Power line right-of-way represents the largest tract of land of community-wide significance. There are no parks in Stanton that are comparable in size to other Orange County communities. Therefore, in addition to being a focal point for the community, the Stanton civic center must be protected with park facilities and integrated whenever possible with other community facilities developed as part of the civic center complex.

LINEAR OPEN SPACES

The possibility of using Orange County Flood Control rights of way, Edison easements, Southern Pacific Railroad rights of way, and Pacific Electric Company rights of way for connecting recreation areas is possible under certain conditions. Railroad rights of way are most difficult to negotiate joint use agreements with. Flood control easements and Edison rights of way are presently being used for other purposes, such as plant nurseries and open playfields. Leases by private individuals and companies restrict options for use of these linear open spaces.

Edison rights of way are restricted in the following respects:

- uses must be non-flammable
- uses must not bar access
- uses must not be permanent and are subject to a 30-day notice to vacate
- uses must be fenced
- uses must not be over 15 feet in height

In essence, these linear spaces are also barriers to the interface between compatible land uses and must be bridged, on occasion, at considerable cost. At first glance, these "barriers" appear as unuseable, but in fact become means by which to implement and strengthen the open space plan. These spaces are a resource that the community should take advantage of.

Railroad tracks and water ways seem to hold a fascination for children that no fence can reduce, unless it is continually policed. It is to the advantage of the community to make wise use of these resources.



WHERE CUL-DE-SAC STREETS ABUT RAILROAD RIGHT-OF-WAYS OR FLOOD CONTROL CHANNELS, SMALL RECREATION AREAS OR ENTRANCES TO LINEAR PARKWAYS CAN BE DEVELOPED. COORDINATION BETWEEN CITY DEPARTMENTS MUST BE FOSTERED BY THE CITY PLANNING DEPARTMENT.

Figure 1



WALKWAYS AND CYCLEWAYS MUST BE DESIGNED FOR SAFETY, AS WELL AS UTILITY.

Figure 2

PROGRAM FOR IMPLEMENTATION

The inventory of existing open space resources in Stanton reveals that open space is not in considerable abundance. Open space is found in the form of a series of small options. Open space for Stanton is not a matter of conserving large tracts of open areas, but rather seeking to capitalize on potentials of what unique open space remains, e.g., railroad rights-of-way, flood control channels, cul-de-sac streets, public land and school sites. These potential resources, although small in size, can be maximized beyond their apparently limited potentials by linking them together with pedestrian and bikeway or low speed circulation corridors. Additionally, the corridors are significant for they allow passage through neighborhoods where social patterns or barriers restrict use of existing or future open space facilities and services.

The above considerations provide a framework for an implementation program. This program emphasizes strongly the adopted goals stated in the "Goals" statement of this report, to the extent that the proposed action program will: curb urban blight; remedy deficiencies of open space; enhance the scenic quality of the community and provide for environmental improvement; substantially serve to improve the quality of life for low and moderate income residents; curb the possibility of eminent loss of open space opportunities in a rapidly urbanizing area.¹ The program will then be successful.

These objectives are in essence goals fundamental to the intent of open space legislation.² The open space goals adopted for Stanton reflect the intent of these legislative objectives and form a part of the basis for the conservation and open space implementation program.

¹Criteria are used here to underscore the importance of the local municipalities' need to recognize federal requirements for grants in aid as a part of their action program.

²Department of Housing and Urban Development: Legacy of Parks Program

DESCRIPTION OF THE IMPLEMENTATION PROGRAM

The implementation program for Stanton is a two-part proposal consisting of a series of policy recommendations and a four-phase park and open space development program. Both the policy recommendations and the development program have been so designed as to reflect both the financial and physical constraints of the city. The total program will provide the needed open space and recreation opportunities for the community both now and in the future.

PHASE ONE: CENTRAL CITY PARK

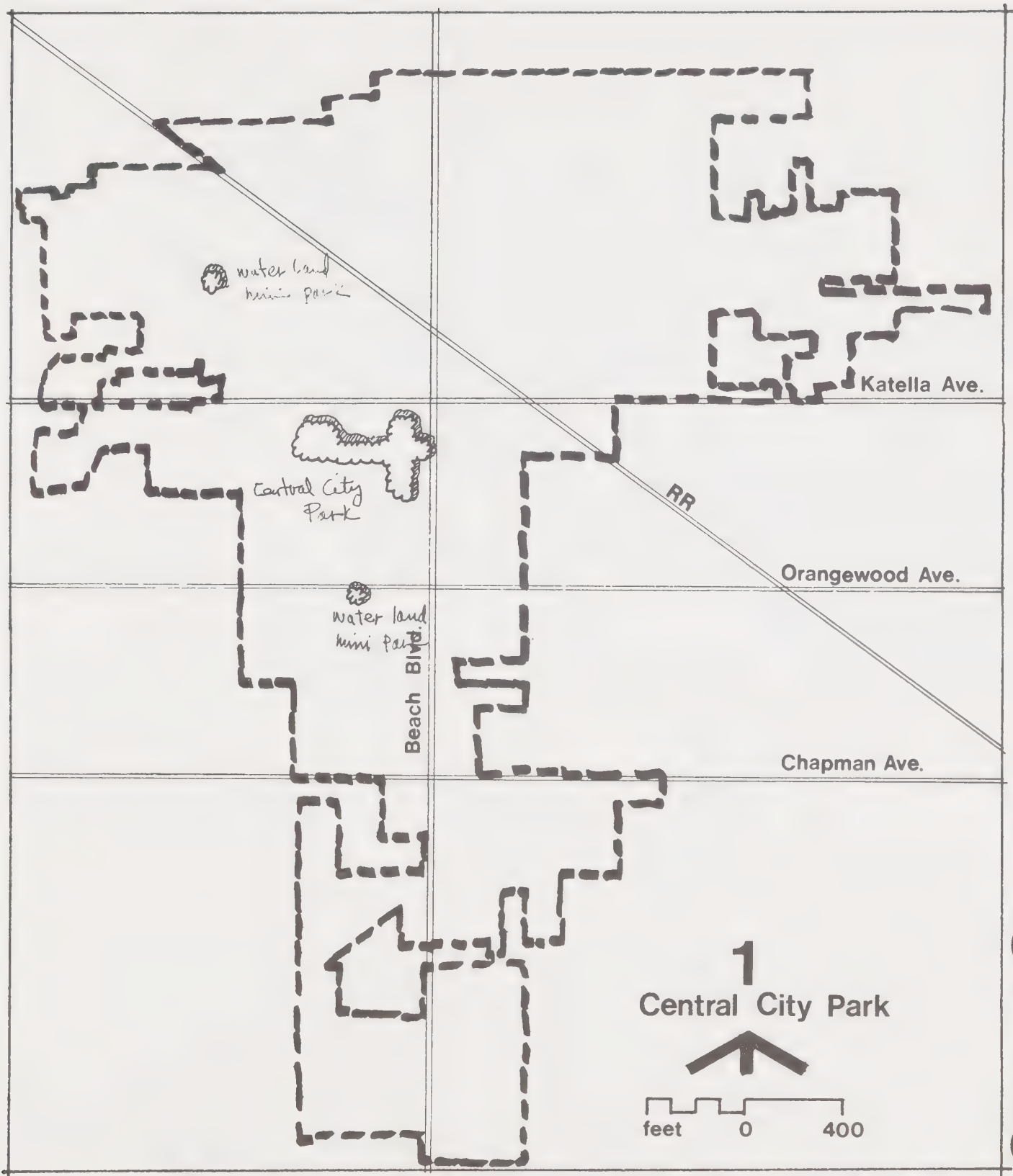
Phase One consists of one community park to be located at City Hall Center and two mini-parks located in neighborhoods presently deficient in park facilities. The land to be used in developing Central City Park will consist of acreage already in public ownership around the city center, powerline rights-of-way, and acquired land adjacent to City Hall. Total acreage available for one community park is approximately 8.0 acres. Development costs to be anticipated will be about \$250,000 to \$300,000, including land acquisition and landscape development.

Uses anticipated in this park could include:

- . group picnic (including gas BBQ)
- . shaded and passive areas
- . baseball, football, field games
- . tennis, basketball, court games
- . summer day camp
- . Stanton Days
- . Teen and Community Center (existing)
- . trees, turf and automatic irrigation
- . lighting

Phase One will also include provisions for providing park facilities in two neighborhoods presently not served by park and open space facilities. The two parks are approximately 10,000 square feet in size and are located on Southern California Water Company owned land. Development costs are anticipated to be about \$5,000 for each parcel. Anticipated uses:

- . shaded landscape area
- . small games play area
- . children's tot lot
- . trees, turf, and automatic irrigation
- . lighting where required



City of Stanton

Conservation and Open Space



PARK AREAS SHOULD PROVIDE OPPORTUNITIES FOR BOTH ACTIVE AND PASSIVE RECREATION. THE MORE ACTIVE RECREATION AREAS SHOULD RELATE TO POPULATION NEEDS AND DISTRIBUTION. (SEE MAP, ENTITLED "CHILDREN UNDER 17 YEARS OF AGE," APPENDIX)

Figure 3

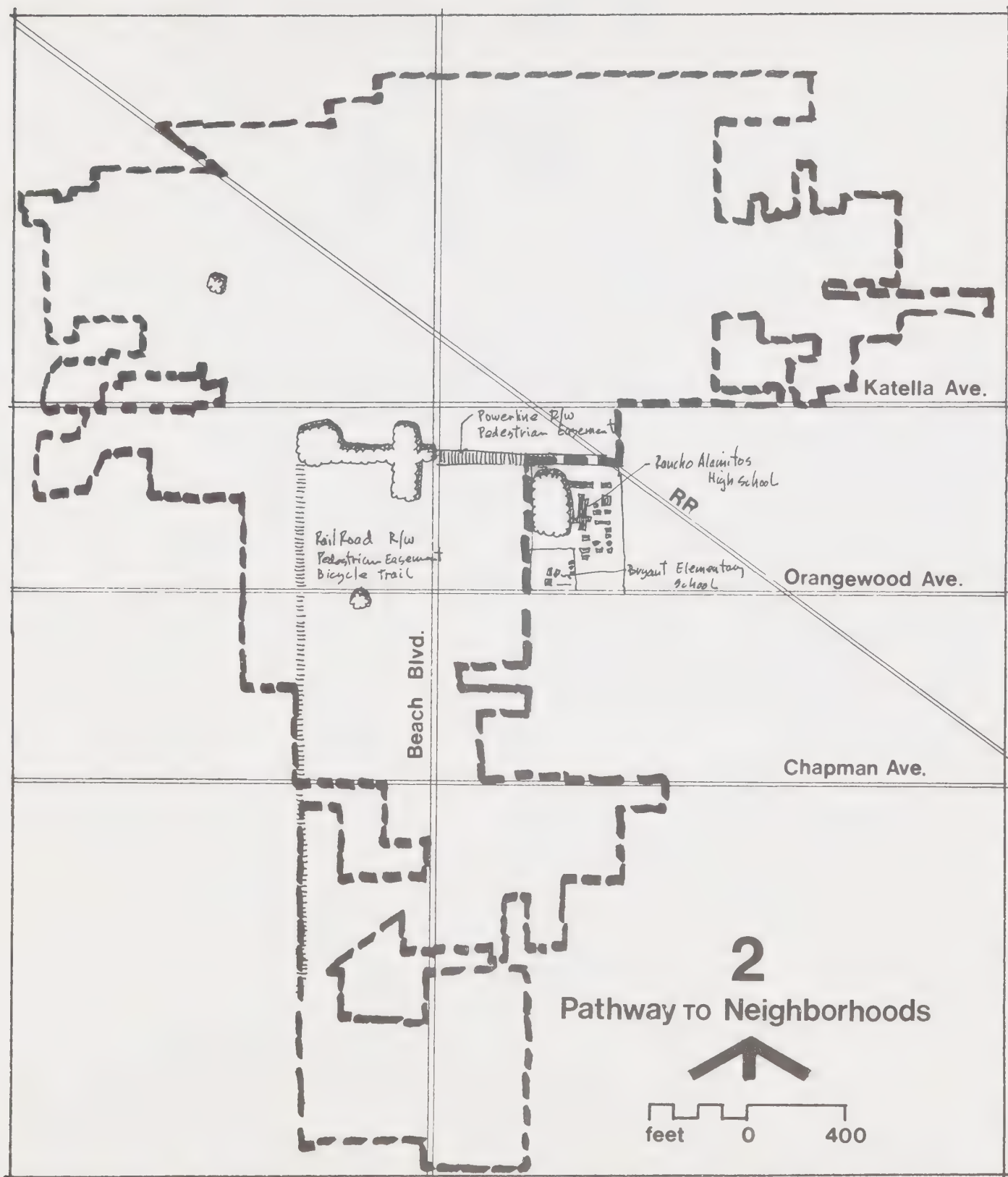
PHASE TWO: PATHWAY TO NEIGHBORHOODS

The second phase of implementation focuses on developing two corridors, extending out from Central City Park into surrounding neighborhoods. These corridors will utilize powerline and railroad rights-of-way in the form of pedestrian and bicycle pathways.

The pathway along the railroad right-of-way will provide an access way for the neighborhoods on the north-south axis of the city adjacent to Santa Rosalia Street. The second corridor would occur on a portion of the Edison Company easement connecting the Central City Park to the existing open play fields at Rancho Alamitos High School. Uses of the high school's play fields would greatly enhance the Central Park program where acreages are not available for large playfield activities.

Development costs are anticipated to range from \$40,000 to \$65,000. Facilities to be developed include:

- . pedestrian and bicycle pathways
- . minor play areas
- . trees, landscaping and automatic irrigation
- . lighting where appropriate
- . rest areas and facilities
- . safety access
- . decorative fencing as needed



City of Stanton

Conservation and Open Space



LINEAR PARKS PROVIDE A MEANS OF CONNECTING OTHERWISE ISOLATED
PIECES OF THE OPEN SPACE SYSTEM.

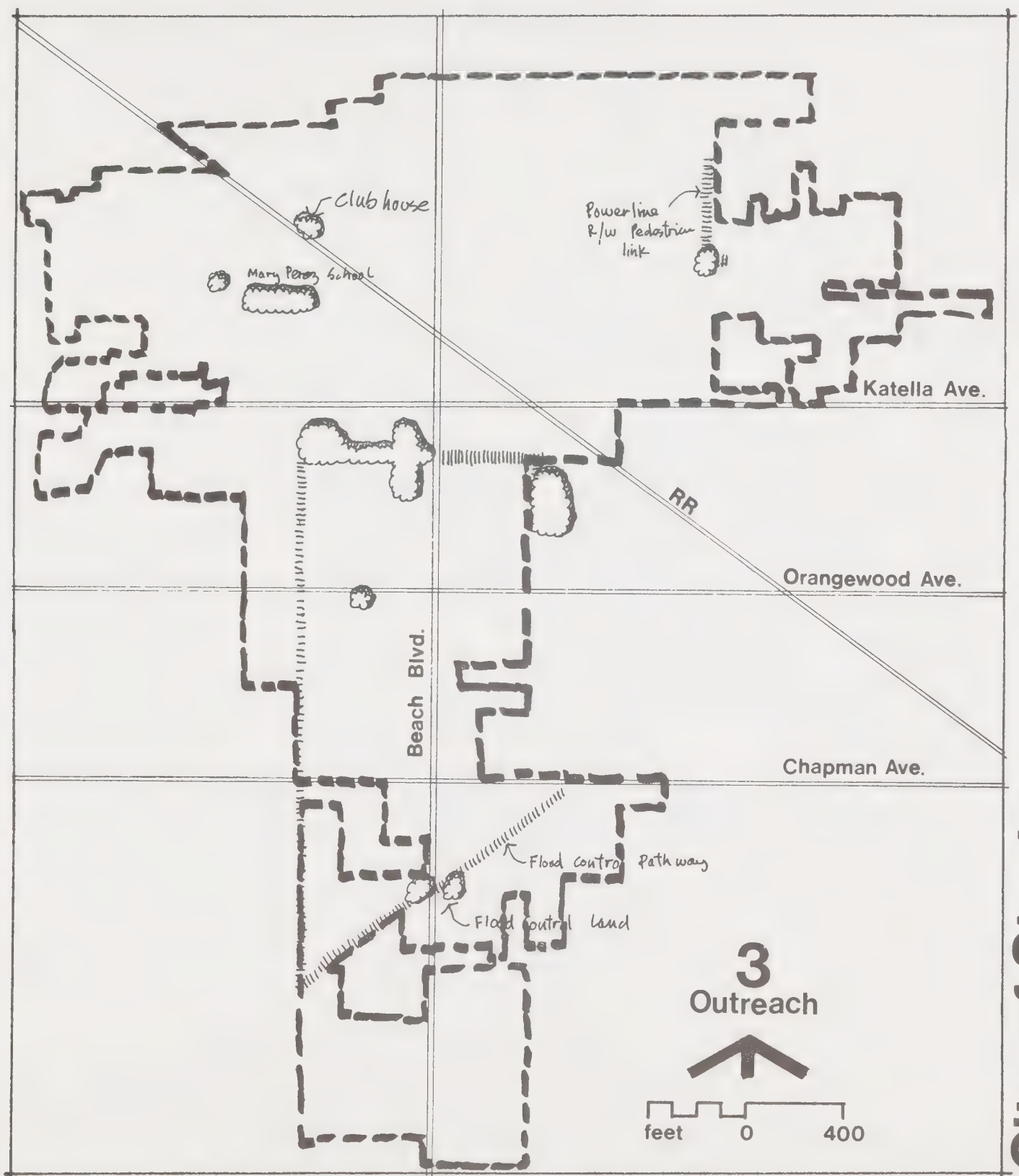
PHASE THREE: OUTREACH

The first two phases of the open space implementation program provide the basis for stimulating interest and establishing an effective park and recreation system. The third phase builds on the first two by extending out into the community, developing park facilities in areas having deficient open space opportunities and without access to existing parks.

The basis for the concept of Phase Three is to provide park and open space opportunities in the outlying neighborhoods in the city by building on existing parks having limited facilities. Development is designed to occur on several types of open space lands, including: elementary school, flood control easement and land, powerline right-of-way and tax delinquent property.

Development costs would vary depending on how many parcels are improved. Projected costs, assuming no acquisition of land, would be approximately \$90,000 to \$110,000. These costs would provide the following facilities:

- . pedestrian and bicycle pathways
- . clubhouse
- . landscape feature, including trees, turf and automatic irrigation
- . children's play areas
- . small games courts
- . fencing and lighting



Conservation and Open Space

City of Stanton

PHASE FOUR: COMMUNITY DESIGN

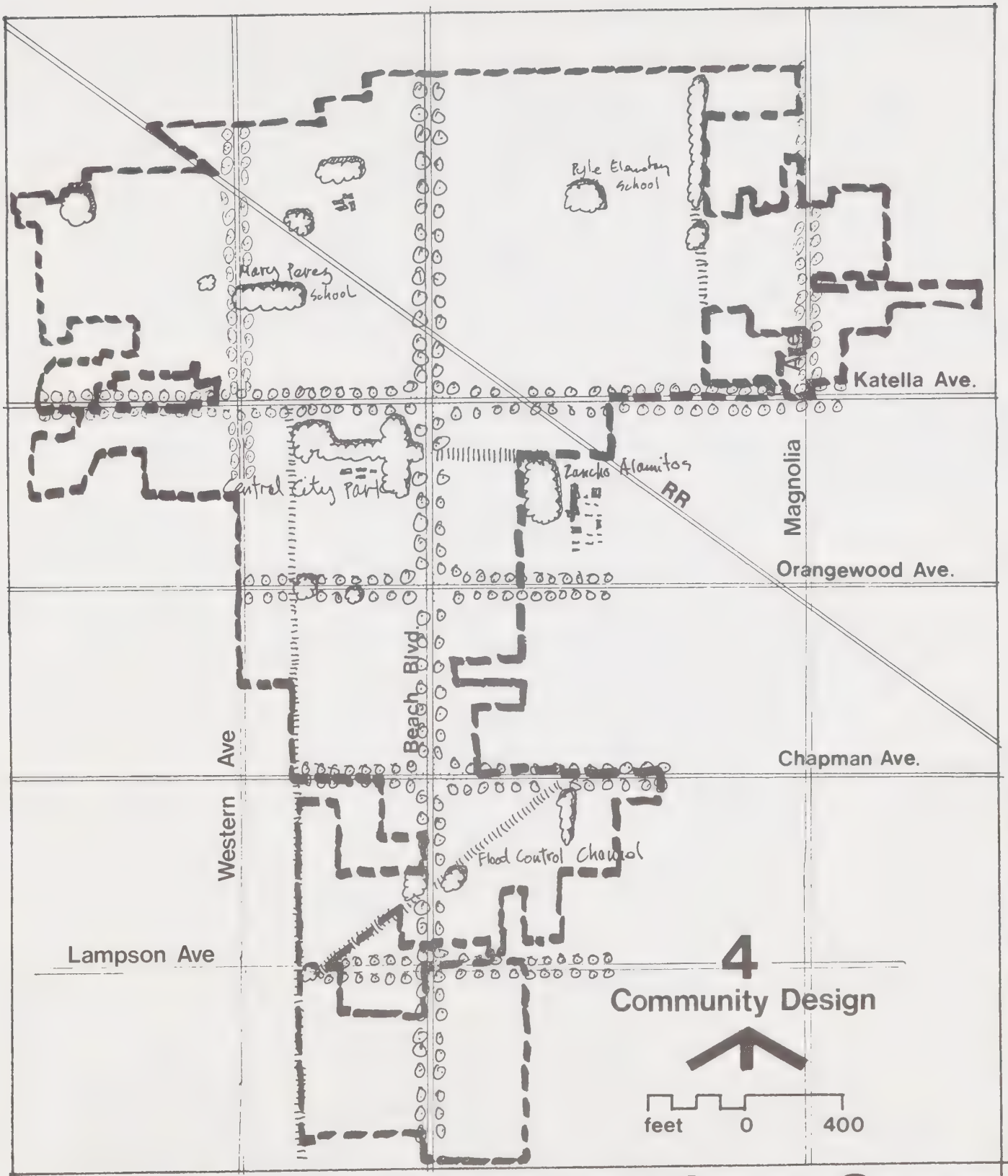
This phase is intended to be an ongoing program, a program that has been partially implemented during the past few years. This phase consists of several programs that work in a mutually supportive role toward the goal of community enhancement and general improvement of neighborhood environmental quality.

The community design element includes the following programs:

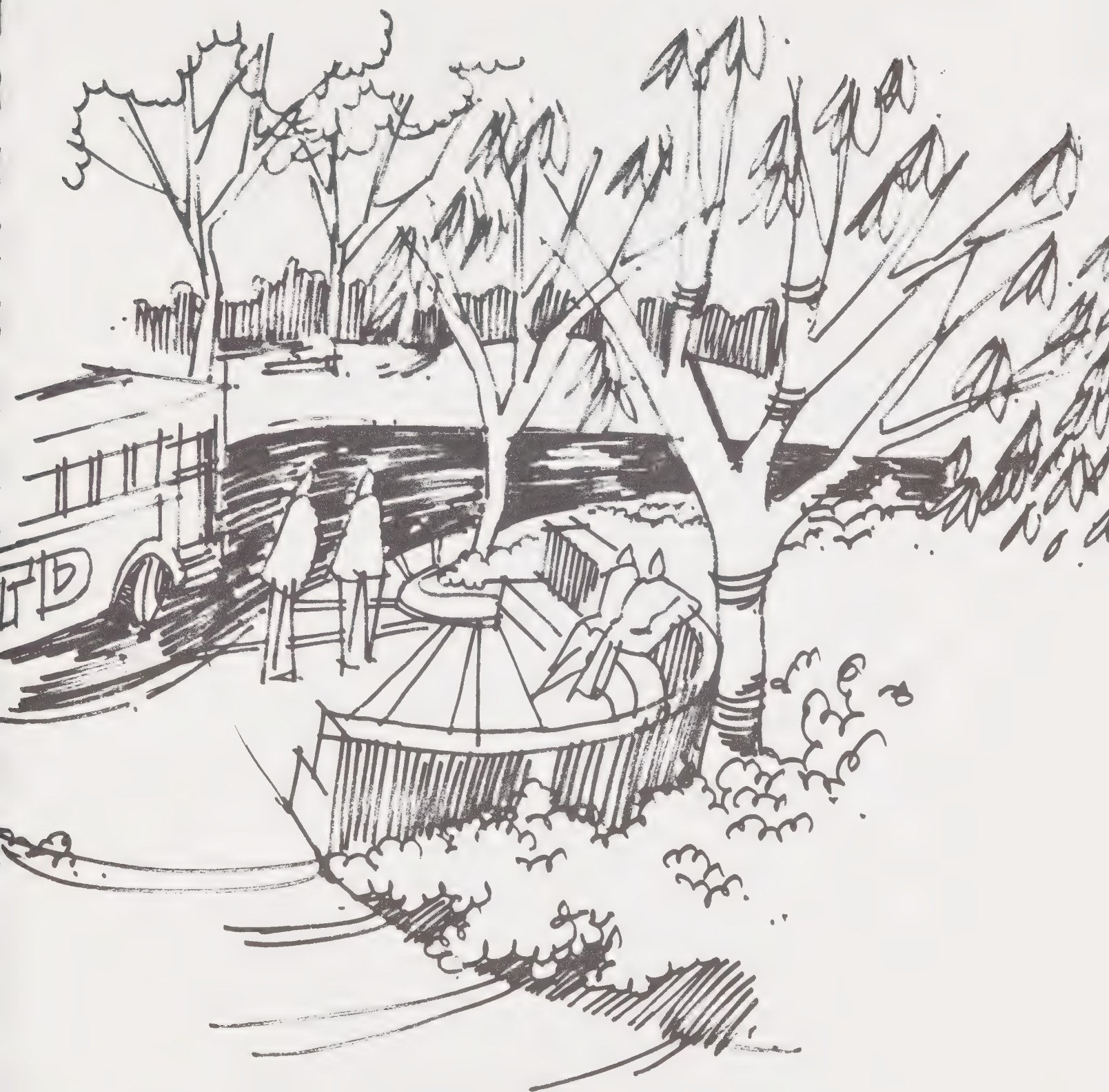
- . street tree planting
- . commercial parking lot landscape development
- . landscape and recreation development of selected cul-de-sacs
- . landscape treatment of rights-of-way abutting streets or open to view from residential neighbors

Development costs vary, for no specific areas have been evaluated at this time. Standard costs for tree planting and landscape development are briefly outlined:

- | | |
|----------------------|------------------------|
| . street tree | \$45.00 per tree |
| . landscape planting | \$2.50 per square foot |

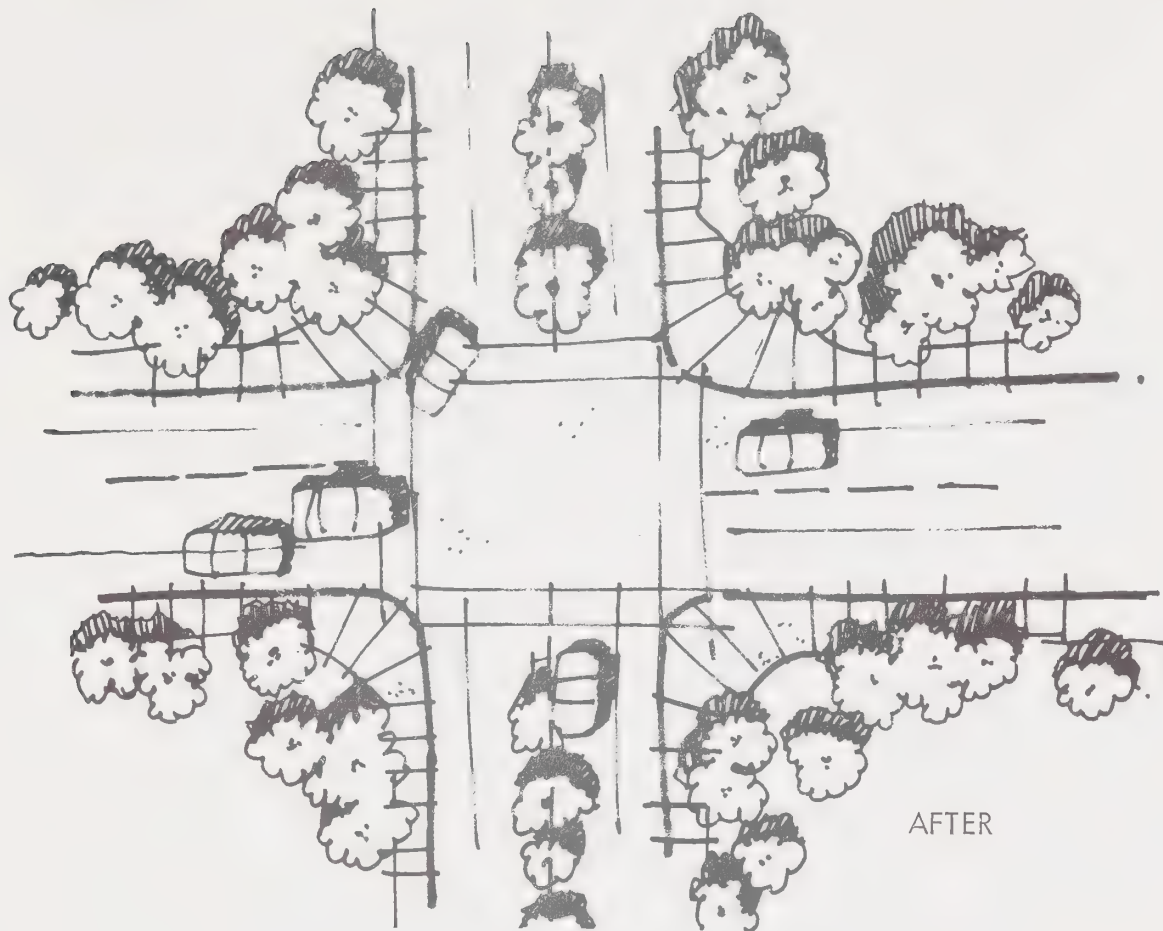


Conservation and Open Space



STREET FURNITURE AND PAVEMENT CHANGES CAN BE UTILIZED TO ENHANCE CONCEPT OF URBAN CONSERVATION. NIGHT LIGHTING, SAFETY, AND CONVENIENCE ARE MAJOR CONSIDERATIONS IN ESTABLISHING PRIORITIES FOR THE DESIGNER TO CONSIDER.

Figure 6



INTERSECTIONS OF MAJOR STREETS AND HIGHWAYS CAN BE FOCAL POINTS IN THE COMMUNITY. LOCAL BUSINESS FIRMS AND PROPERTY OWNERS SHOULD BE ENCOURAGED TO PARTICIPATE IN THE COMMUNITY DESIGN PROGRAM.

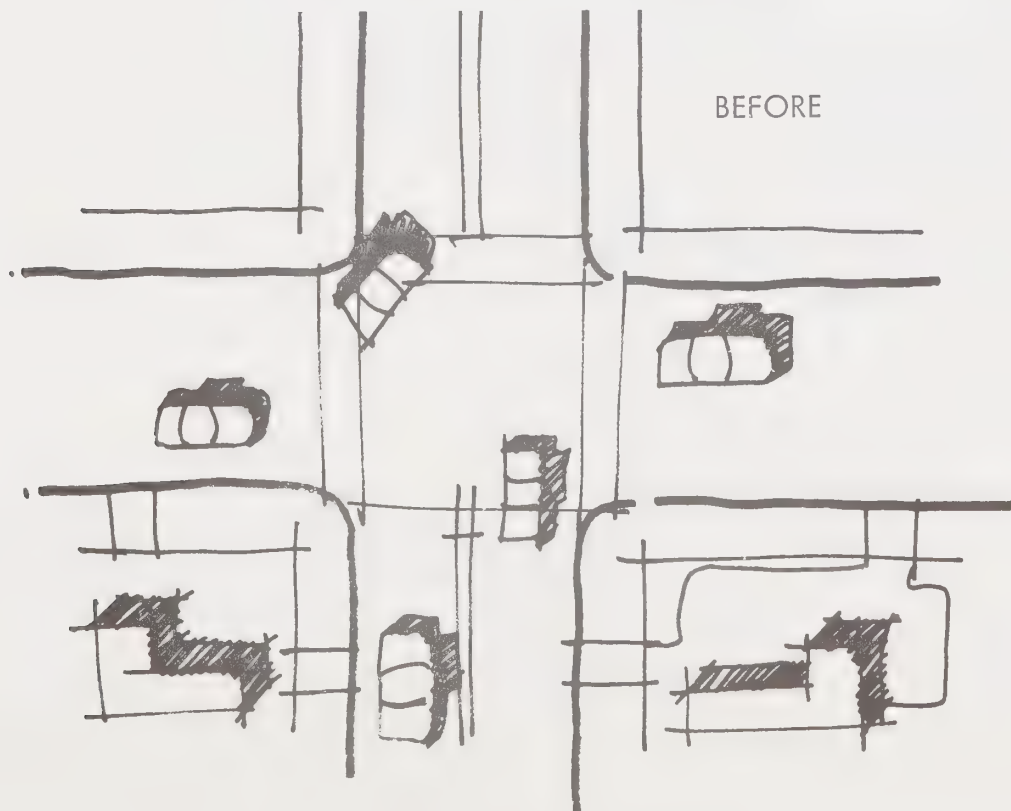
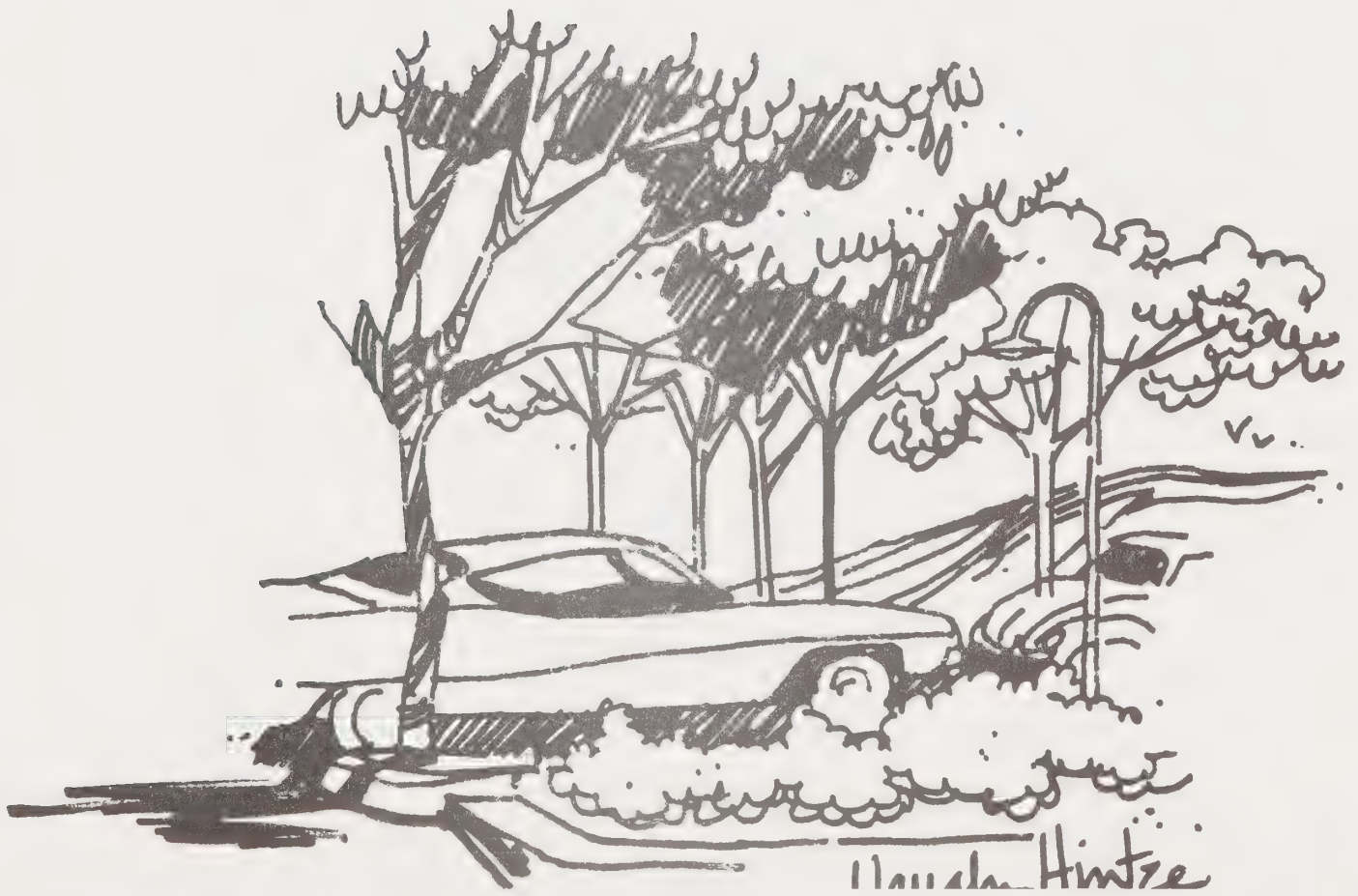


Figure 7



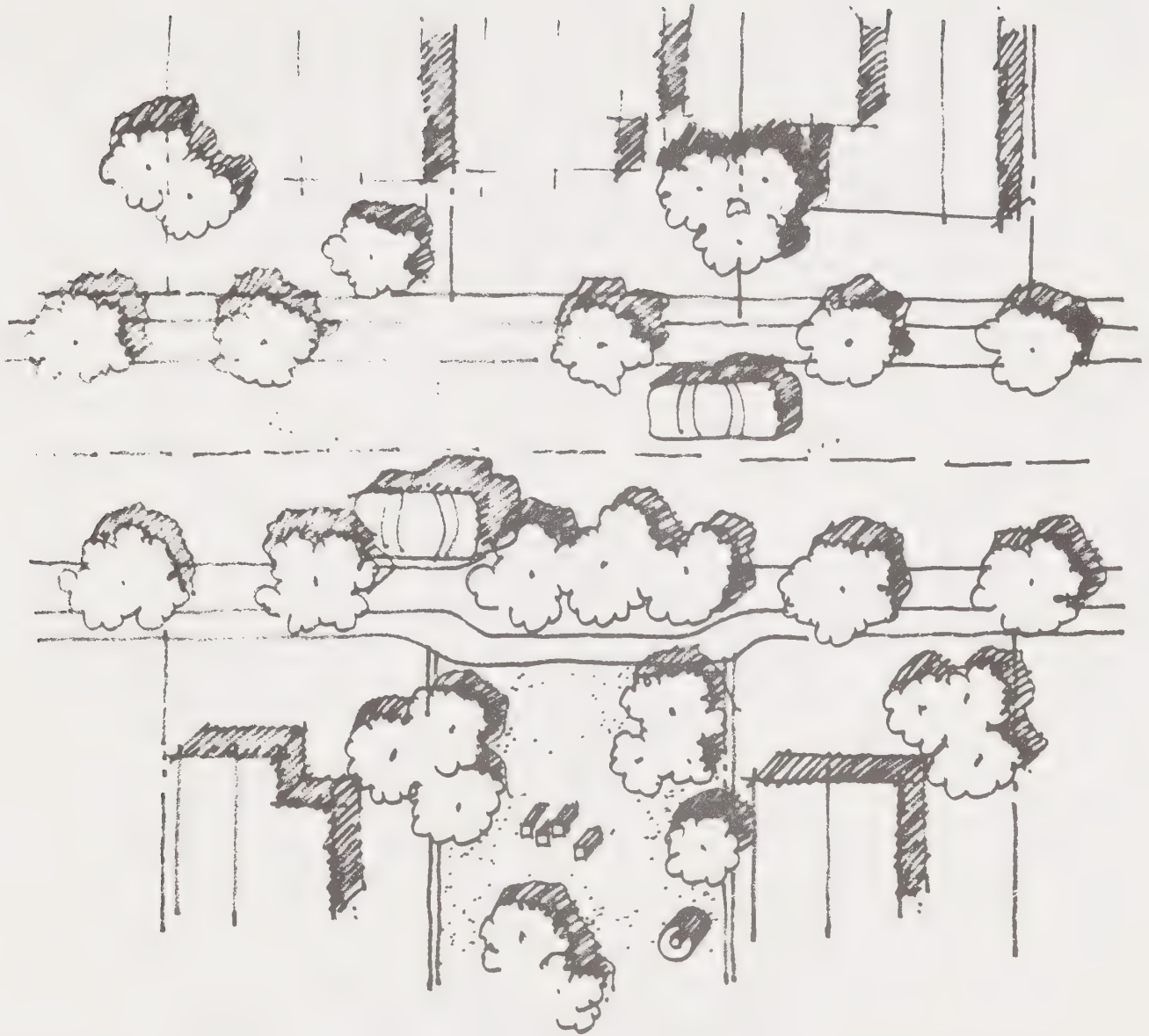
STREET IMPROVEMENTS, TREES, AND NEIGHBORHOOD BEAUTIFICATION
CAN PROVIDE ELEMENTS OF CONTINUITY, SHADE, TEXTURE, COLOR
AND FORM--INGREDIENTS FOR MAKING STANTON A BEAUTIFUL CITY.

Figure 8



PARKING LOTS AND COMMERCIAL AREAS CAN BE MADE MORE ATTRACTIVE.
CONSERVATION AND ENHANCEMENT OF URBAN QUALITIES WILL RESULT
IN COMMUNITY PRIDE.

Figure 9



SMALL OPEN SPACES EXIST THROUGHOUT THE CITY. MODIFICATION OF SIDEWALK AND PAVEMENT DESIGN CAN HELP TO MAKE AN ATTRACTIVE, SMALL, NEIGHBORHOOD PARKS.

Figure 10

APPENDIX

Extracts from the California State Government Code:

OPEN SPACE ELEMENT

"Open space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open space use as herein defined.... "open space use" means the use of land for (1) public recreation, (2) enjoyment of scenic beauty, (3) conservation or use of natural resources, or (4) production of food or fiber.

(AB 2180, Sec. 65560 of the Government Code)

CONSERVATION ELEMENT

Conservation...the conservation, development and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

(AB 2180, Sec. 65302 of the Government Code)

RELATED ADOPTED POLICY STATEMENTS

City of Stanton - Housing Element, prepared by Linn, Leonard, Bess, Hall, Sharky and Associates, Inc., December 1972

Master Drainage Plan for the City of Stanton, prepared by VTN Corporation, June 1971

The Comprehensive General Plan, Stanton, California, 1980, prepared by Gruen Associates, 1964

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6. Orange County Planning Department, Orange County Progress Report, Volume 9, June 1972
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8. Southern California Association of Governments, Interim Open Space Element, 1970
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11. Urban Development Department, Open Space Element - Part I, Garden Grove, California, October 1972

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